



Four Architects Ltd.
113 Portland Street,
Manchester,
M1 6DW.
18.08.2020

REPLACEMENT DWELLING – GREEN VILLA – GREENHALGH LANE

The application is for a replacement dwelling on the site where the applicant currently lives. As can be seen from the proposed drawings the proposed replacement dwelling is to be traditional in form and sit on the same building as the existing dwelling.

We have undertaken an analysis what could be achieved under permitted development and taken this area to inform the size of the proposed new dwelling. If we were to extend the dwelling under permitted development we would be able to get a Gross Internal Floor Area of 223sqm.

What we have proposed is a replacement dwelling at 254sqm. We believe that this is a suitable size for the replacement dwelling and fits with the local policies.

The appearance is traditional in appearance and follows the current building line of the street-scene. We believe that what is proposed is a suitable replacement.